



# VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- ☒ Development Application Form (pg. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

## Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	R-1-C zone over 900sf
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

## Guide to Development Application Submittal

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

### Written Explanation:

- Answer the two questions on the attached Written Explanation for Variance Request form. Please answer these questions on a separate document and attach to your submittal.

### Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

### Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

### Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

### Legal Description:

- Geographical description used to locate and identify a property.

### Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or [adcotax.com](http://adcotax.com)



## DEVELOPMENT APPLICATION FORM

### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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### TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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## DESCRIPTION OF SITE

Address: 1980 w 73rd pl

City, State, Zip: Denver co 80221

Area (acres or square feet): 7,405 sqft lot

Tax Assessor Parcel Number 0171933312007

Existing Zoning: R-1-C

Existing Land Use: Ranch 1 story

Proposed Land Use: Residencial

Have you attended a Conceptual Review? YES ☐ NO ☒

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Christina Rodriguez

Date: 4-15-2025

Owner's Printed Name

Name: 

Owner's Signature

### Written Narrative for Variance Request

- Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from [Adams County Standards and Regulations](#))  
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.

R-1-C zone is 900sqft original garage is 480sqft proposed addition is 546+480=1,026 sqft exceeds this allowed accessory building size by 126sqft.

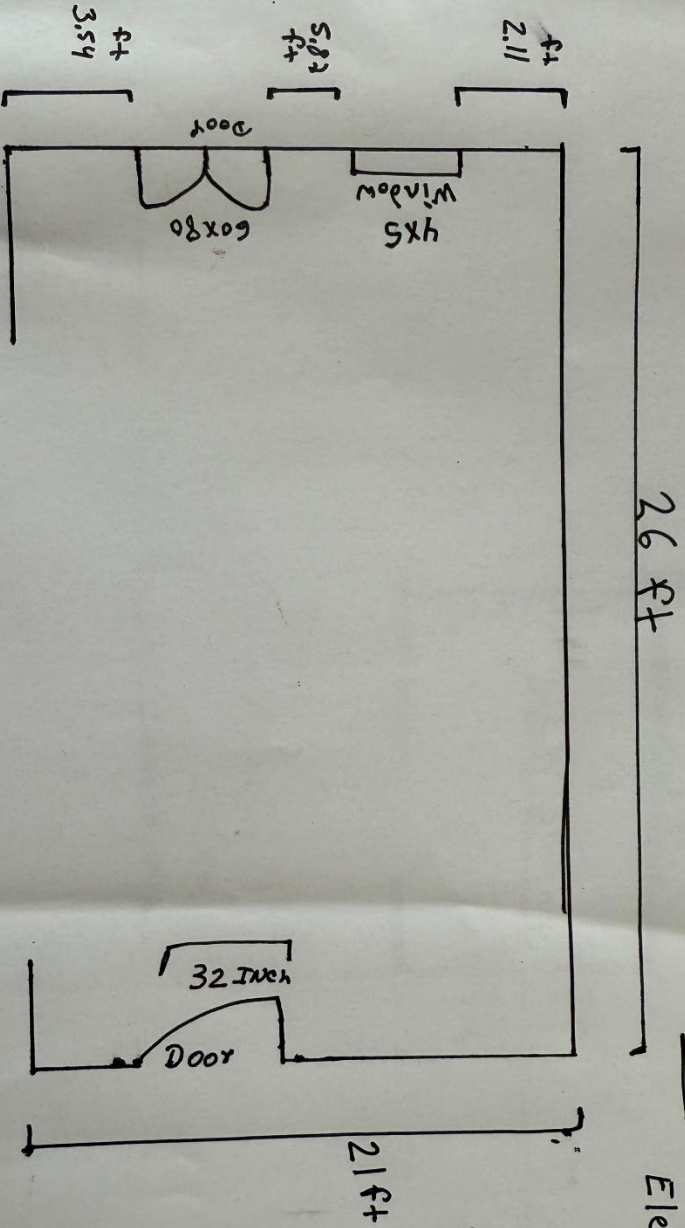
- Why are you unable to meet this standard?

Unfortunately I didn't know the rule or county requirements and built an addition to existing garage without a permit wish I'm working on getting. Unfortunately it's 126sqft bigger than the permitted I also want to be considered that the accessories aren't more than 50% of my back yard the new addition is 5ft or more from all sides from the fence line. Thank you!

# Floor Plan

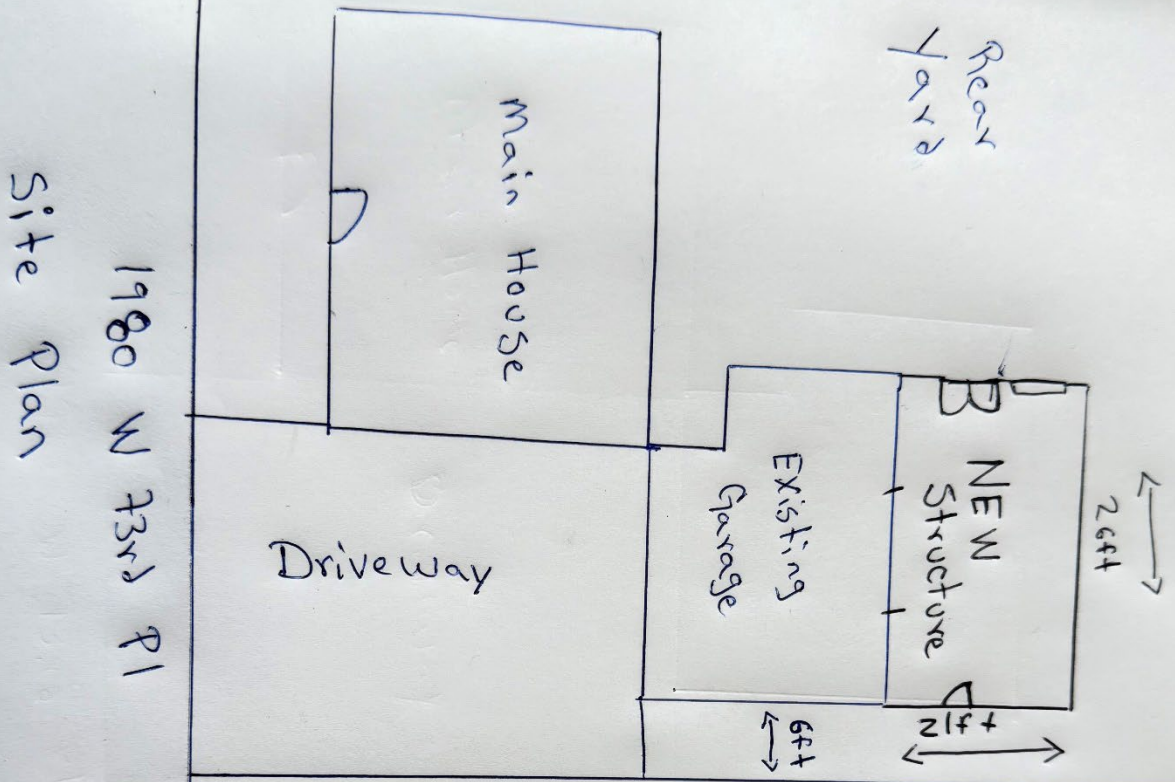
No Heating No Cooling

No Electricity/  
Electrical



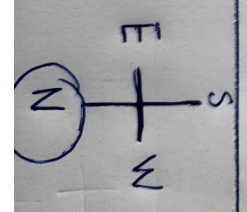
NEW Structure  
Addition to old Garage





1980 W 73rd Pl  
Site Plan

Neighbor

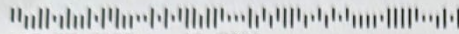


# CRESTVIEW WATER AND SANITATION DISTRICT

7145 MARIPOSA ST  
DENVER CO 80221-7200

FOR BILLING INFORMATION  
CALL: (303)429-1881

4/2/25



CAR-RT SORT \*\* C031  
CHRISTINA RODRIGUEZ  
1980 W 73RD PL  
DENVER CO 80221-3114

173704334

Account #	Bill Date	TOTAL DUE
346690002	03/19/25	\$ 113.54
Type	Due Date	
CYCLE 3	04/14/25	
PayID	Bill No	
5QERPUA	732	

AMOUNT PAID \_\_\_\_\_

03466900028 0000113548

DETACH AND RETURN STUB WITH REMITTANCE

CHRISTINA RODRIGUEZ

CYCLE 3

5QERPUA

0346690000

Account #	Service Address	Billing Period		Bill Date	Due Date	TOTAL DUE
346690002	1980 W 73rd PI	02/11/25 to 03/10/25		03/19/2025	04/14/2025	\$ 113.54
Service Code & Description	Previous Date      Reading	Current Date      Reading	Mult	Usage	Year Ago	Charge
				LAST PAYMENT	03/04/25	104.83
SW AVG USE 6000						46.65
WA WATER	02/10      1328	03/10      1335	1000.000	7000	8000	66.89
						CURRENT CHARGES 113.54
						TOTAL AMOUNT DUE 113.54

CRESTVIEW WATER AND SANITATION DISTRICT / 7145 Mariposa St, Denver, CO 80221-7200

(303)429-1881

DUE DATE REFERS TO CURRENT CHARGES ONLY. ANY PRIOR CHARGES LISTED MUST BE PAID WITHIN 10 DAYS OF THE ORIGINAL DUE DATE. Disputes regarding utility bills should be directed to the office manager of the District at (303) 429-1881 within 10 days of the billing date on this statement.

Review the water quality report at [www.crestviewwatercolorado.gov/public-notices](http://www.crestviewwatercolorado.gov/public-notices).

Service Codes: WA - Water SW - Sewer FL - Fire Line MC - Misc.

Our office hours are Monday to Friday 7:00AM - 4:30PM.

Note that service fees will apply for all electronic transactions. You may enroll for ACH on our website at [www.crestviewwatercolorado.gov](http://www.crestviewwatercolorado.gov)

\*\*\*PLEASE NOTE OUR MAILING ADDRESS HAS CHANGED TO 7145 MARIPOSA ST - DENVER, CO 80221. MAKE SURE TO UPDATE THIS IN YOUR BANK'S BILL PAY\*\*\*

To make a payment by phone call (844) 323-8116.



PIN: R0068635

## WARRANTY DEED

State Doc Fee: \$18.75  
Recording Fee: \$16.00

**THIS DEED** is dated the 24th day of June, 2013, and is made between

The Duffield Trust

(whether one, or more than one), the "Grantor" of the County of Adams and State of Colorado and

**Christina Rodriguez**

(whether one, or more than one), the "Grantee", whose legal address is 1980 West 73rd Place, Denver, CO 80221 of the County of Adams and State of Colorado.

**WITNESS**, that the Grantor, for and in consideration of the sum of **One Hundred Eighty Seven Thousand Five Hundred Dollars and No Cents ( \$187,500.00 )**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Adams and State of Colorado described as follows:

Lot 2, Block 7,  
Perl-Mack Manor Thirteenth Filing,  
County of Adams, State of Colorado

also known by street address as: 1980 West 73rd Place, Denver, CO 80221

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

General taxes for the year 2013 and subsequent years; and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Record Title Matters) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements (including, cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Off Record Title Matters) and Section 9 (Current Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special taxing district; the benefits and burdens and of any recorded declaration and party wall agreements, if any.

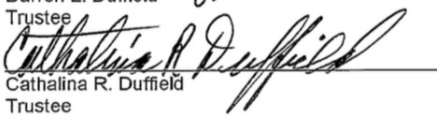
And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

THE DUFFIELD TRUST



Darren L. Duffield  
Trustee



Cathalina R. Duffield  
Trustee

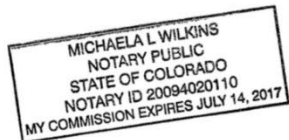


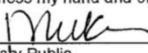
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State of Colorado  
County of Adams

The foregoing instrument was acknowledged before me this 24th day of June, 2013 by Darren L. Duffield as Trustee and Cathalina R. Duffield as Trustee of The Duffield Trust.

Witness my hand and official seal.



  
Notary Public  
My commission expires:

## Legal Description

Perl Mack manor, 13th filing.BLK7, Lot 2



## Statement Of Taxes Due

Account Number R0068635

Parcel 0171933312007

Assessed To

RODRIGUEZ CHRISTINA  
1980 W 73RD PL  
DENVER, CO 80221-3114

**Legal Description**

**Situs Address**

SUB:PERL MACK MANOR THIRTEENTH FILING BLK:7 LOT:2

1980 W 73RD PL

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2024	\$3,085.96	\$0.00	\$0.00	(\$3,085.96)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 04/14/2025</b>					<b>\$0.00</b>

Tax Billed at 2024 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$96.55	RES IMPRV LAND	\$83,000	\$4,880
CRESTVIEW WATER & SANITATIO	3.0930000*	\$81.44	SINGLE FAMILY RES	\$365,000	\$21,450
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$454.72	Total	\$448,000	\$26,330
GENERAL	22.8200000	\$600.85			
HYLAND HILLS PARK & RECREAT	5.1110000	\$134.57			
RETIREMENT	0.3140000	\$8.27			
ROAD/BRIDGE	1.3000000	\$34.23			
DEVELOPMENTALLY DISABLED	0.2570000	\$6.77			
SD 50 BOND (Westminster)	7.4460000	\$196.05			
SD 50 GENERAL (Westminster)	52.6720000	\$1,386.86			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.63			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$23.70			
SOCIAL SERVICES	2.2530000	\$59.32			
Taxes Billed 2024	117.2030000	\$3,085.96			
* Credit Levy					

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee  
4430 S Adams County Parkway, Suite W1000  
Brighton, CO 80601  
720-523-6160



<b>Account</b>	<b>As of Date</b>	<b>Parcel Number</b>	<b>Owner</b>
R0068635	04/14/2025	0171933312007	RODRIGUEZ CHRISTINA
<b>Legal:</b>	SUB:PERL MACK MANOR THIRTEENTH FILING BLK:7 LOT:2		
<b>Situs</b>	1980 W 73RD PL		
<b>Address:</b>			

<b>Year</b>	<b>Tax</b>	<b>Total Due</b>
Total	\$0.00	\$0.00

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